

**Alternative Urban Areawide Review
for the
Marion Road Trunk Sanitary Sewer Project**

**RESPONSES TO REMAINING QUESTIONS NOT ADDRESSED
IN THE 9/25/01 TAC MEETING MINUTES**

NOTE: Updates of the maps were requested and are attached to this handout packet. They will also be posted on the AUAR web site. Please discard your earlier map versions.

1) What year were the National Wetland Inventory maps produced?

1979

2) What does “not classified mean” in reference to the biological inventory?

This term references areas not surveyed or classified due to disturbance or development.

3) What is the relationship between the State (~1995-1997) and County (~1999) biological inventories was clarified.

The Minnesota Department of Natural Resources (DNR) conducted the State inventory and the County Biological Survey. The County provided Geographic Information System (GIS) mapping support.

4) What is the development density of the Valley Side Estates subdivision (mix of town homes and single family dwellings)?

The density of the Valley Side Estates subdivision development is 173 units on 40 acres or 4.3 units per gross acre.

5) How can the transition areas be better depicted with respect to densities?

With regard to transitional densities, the City of Rochester Land Development Manual requires:

64.111 Minimum Lot Standards: Lots shall meet or exceed zoning district standards and shall be designed for their potential uses, so that adequate buildable area is provided, adequate room for yards and bufferyards will exist on the lot and access management standards can be met. Lots shall be laid out to provide for consistency between abutting rear and side yards. Except when the City Council determines that compatibility has been adequately addressed, lots shall be considered consistent if they are more than 70% of the width or depth of abutting lots, provided that no lot shall be required to be more than 1.5 times the minimum width or depth required for the zoning district. Where a minimum lot size is specified for a particular type of use, new lots shall meet this requirement and existing lots shall not be reduced below the minimum except as provided for in the ordinance. Except when approved for infill development, rear lot lines shall not abut side lot lines.

Basically, new lots created adjacent to an existing larger lot subdivision would have to have dimensions of at least 90' w X 100' d or 60'w X 150' deep for a lot area of 9000 square feet in the R-1 district. Lots in that new development not adjacent to the existing subdivision could have the minimum 60' w X 100'd in the R-1.

6) It would be nice to have a summary of pending or proposed developments in and around the AUAR Project Area.

A map has been prepared and will be displayed at Station 5 during the Public Open House on 11/1 and is attached to this packet.

7) Can the Township be involved as a referral agency in the review of development proposals (such as General Development Plans or Planned Unit Developments) that happen within the Orderly Annexation Areas?

"Referral agencies" have an interest in the regulation of the property, because they have responsibility for some sort of regulatory controls (e.g., utility easements, roads, etc.). The Township transferred their zoning authority to the City of Rochester for the Orderly Annexation Areas (OAAs). Marion Township would be contacted as a "referral agency", however, if the proposal in the OAAs included Township roads. The Rochester-Olmsted Planning Department can flag proposals within the OAAs that don't involve Township roads and send postcard notifications to the Town Board, just as we would to all other landowners in the referral notice radius upon request by Marion Township. In this way they can be kept apprised and be responsive to resident's inquiries.

Minutes Correction:

On page 8, under the heading "Traffic Constraints Map", the first bullet references the extension of Co. Rd. 101 ultimately connecting to 48th Street. This should have been more clearly stated as connecting to 48th St. SE and TH 63.

Under the same heading, the 3rd bullet references the Mn/DOT upgrade of TH 14 for 2001 to 2002. In actuality, Mn/DOT is undertaking the planning, preliminary design and environmental report work in 2002/2003 for the replacement of the DM&E underpass east of Chester Woods Park and the eventual widening of TH 14 to four lanes east to Eyota. The actual bridge replacement is tentatively scheduled for 2005 and the widening is tentatively scheduled for around 2007/2008.